



New England
Retail Properties, Inc.

NOW AVAILABLE FOR LEASE



**Up To 9,450 SF
To Be Built**

**Up To 8,000 SF
To Be Built**

MATT HALPRIN

EXCLUSIVE BROKER

D: 860.529.9000 X 105

halprinm@newenglandretail.com

www.newenglandretail.com

Pad Sites Available - Prime Development Opportunity

4331 Middle Country Road (Rte. 25), Calverton, NY 11933

626 TORRINGTON ROAD | LITCHFIELD



PROPERTY DETAILS | For Lease

Address	4331 Middle Country Rd, Calverton, NY 11933
Available	9,450 SF and 4,000 - 8,000 SF
Utilities	Water & sewer available
Total Lot Size	5.1 Acres

Pad #1 Details

Proposed Size	Up to 9,450 SF
Lease Type	Ground lease of build-to-suit
Use Type	Retail, medical, financial or restaurant

Pad #2 Details

Proposed Size	4,000 - 8,000 SF
Lease Type	Ground lease of build-to-suit
Use Type	Retail, medical, or restaurant

Highlights

- Join Tractor Supply Co. in this development
- Easy highway access; 2.9 miles, 5 minutes to I-495 via Rte. 25
- \$130,488 average household income within a 5-mile radius
- Location services neighboring towns such as Riverhead, Riverside, Manorville, Wading River, and Eastport.
- Close by retailers/services include, Costco, Walmart, Shop Rite, HomeGoods, Tanger Outlets, Splish Splash Waterpark, and many more.



HIGHWAY ACCESS

Approximately 2.9 miles,
5 minutes to I-495



DEMOGRAPHICS

Estimated household income
over 130,488 within 5-miles



TRAFFIC COUNTS

Traffic counts with over
16,000 vehicles per day

PROPERTY PHOTOS | 4331 Middle Country Road, Calverton, NY



MARKET AERIAL

PROPOSED DEVELOPMENT

NEW Riverhead Charter School
500+ Students • Grades 9-12

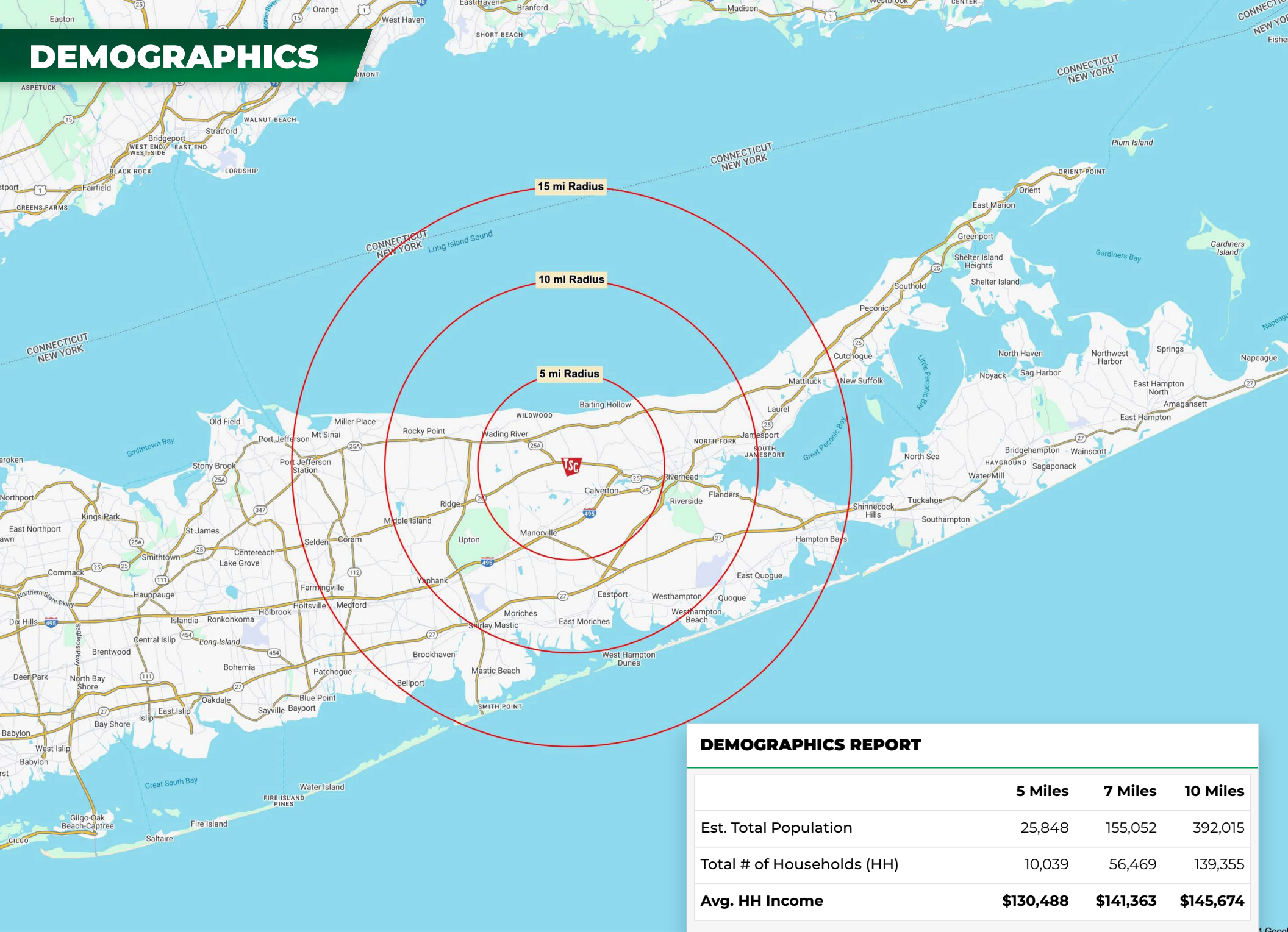


Google

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DEMOGRAPHICS



DEMOGRAPHICS REPORT

	5 Miles	7 Miles	10 Miles
Est. Total Population	25,848	155,052	392,015
Total # of Households (HH)	10,039	56,469	139,355
Avg. HH Income	\$130,488	\$141,363	\$145,674



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4331 Middle Country Road (Rte. 25)
CALVERTON NEW YORK

CONTACT

Exclusive Broker

Matt Halprin

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